

MeadowCreek



FOR LEASE

Restaurant End Cap with Outdoor Dining Area

15405 Wedge Parkway, Reno, NV 89511

Fritz Duda Company | 775.446.5610 | leasingnv@fritzduda.com





Leasing Opportunity

- 3,828 sf restaurant end cap with outdoor dining area
- Ideal for fine dining
- Outstanding view
- Grease interceptor

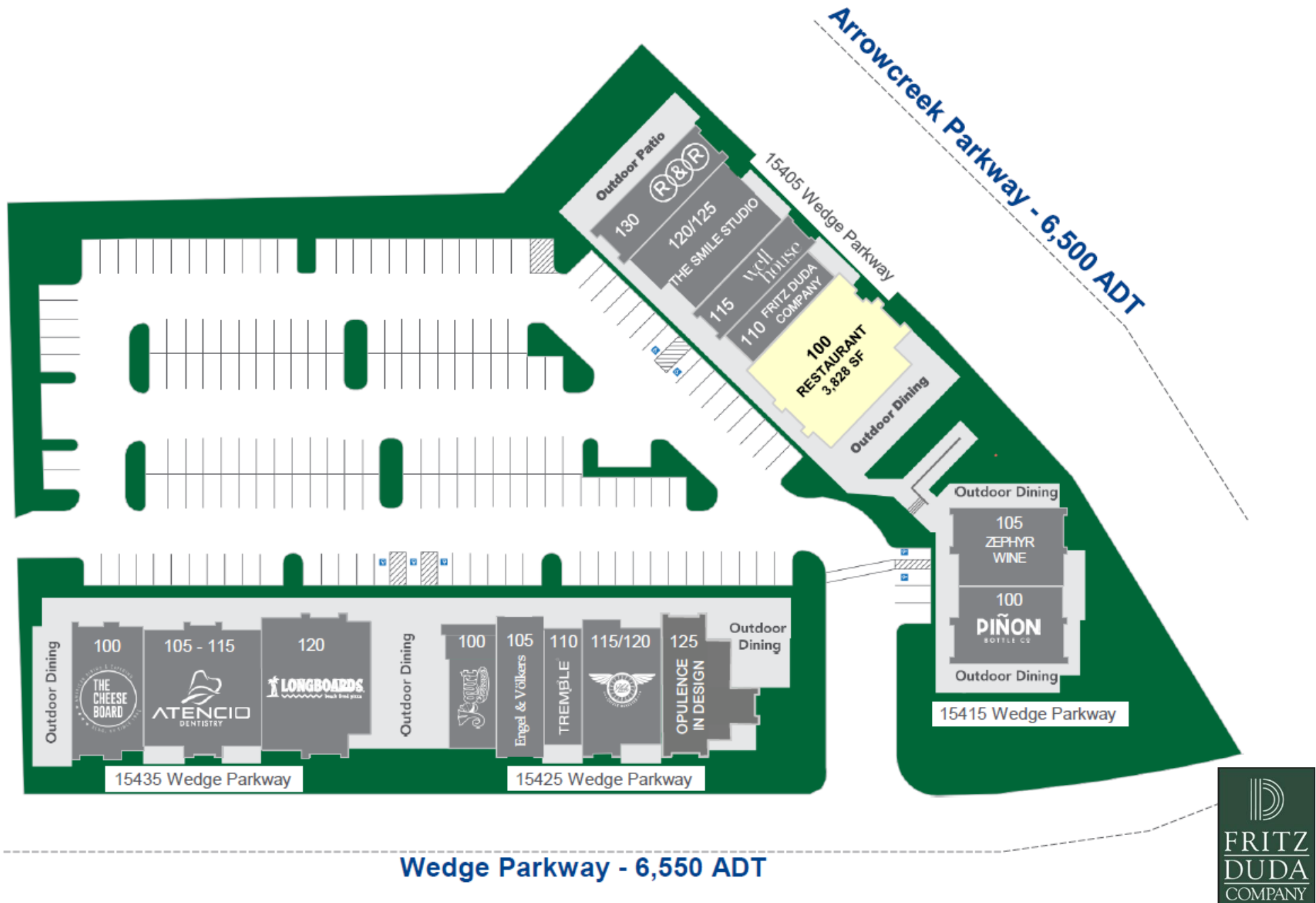


15405 Wedge Parkway | Building D, Suite 100 | 3,828 sf | End cap with outdoor dining area



Property Site Plan

MeadowCreek





ENGEL & VÖLKERS

TREMBLE



well house



MeadowCreek Tenants:

Atencio Family Dentistry
Hub Coffee Roasters
Piñon Bottle Co.
The Smile Studio
Yogurt Beach

Engel & Völkers
Longboards Pizza
R&R Partners
Tremble
Zephyr Wine

Fritz Duda Company
Opulence in Design
The Cheese Board
Well House





Located in south Reno, MeadowCreek is a contemporary, high-end multi-tenant center that includes office, retail, and restaurant space in four Class B buildings comprising 35,031 sf on 0.82 acre.

Built during 2021-2023, MeadowCreek is in close proximity to and is readily accessible from Arrowcreek Parkway, South Virginia Street, US 395 / I-580, and Mt. Rose Highway, and has unobstructed views as building is restricted on the land to the north.





Neighboring MeadowCreek:

- To the west: Residential communities, including The Meadows
- To the east: Reno Ice, South Valleys Regional Park, South Valleys Library, Hyatt Place, Inova Luxury Apartments, and Shayden Summit Mall*
- To the north: The Village at Arrowcreek Parkway & The Village South Luxury Apartments, Sierra Vista Luxury Apartments, Walmart, Kohl's, and residential communities
- To the south: South Valleys Regional Park, South Valleys Library, residential communities, Raley's, Wells Fargo, and Truckee Bagel Company

* Shayden Summit Mall includes Apple, Athleta, Bath & Body Works, BJ's Restaurant & Brewhouse, Dillard's, Jared, Land Ocean, lululemon athletica, Miguel's, Miyabi Japanese Cuisine, Mt. Rose Medical Group/Renown, Old Navy, Pottery Barn, Sephora, Starbucks, Talbot's, Trader Joe's, Ulta, Victoria's Secret, White House | Black Market, and Williams-Sonoma





INCOME

	2 mile	5 mile	10 mile
Avg Household Income	\$128,756	\$125,357	\$91,288
Median Household Income	\$110,893	\$103,036	\$67,138
< \$25,000	607	2,229	20,940
\$25,000 - 50,000	1,079	3,850	21,500
\$50,000 - 75,000	1,259	4,337	17,152
\$75,000 - 100,000	1,427	4,126	13,392
\$100,000 - 125,000	1,859	4,537	11,836
\$125,000 - 150,000	1,198	3,025	6,877
\$150,000 - 200,000	1,525	3,442	7,584
\$200,000+	1,410	4,640	9,602

POPULATION

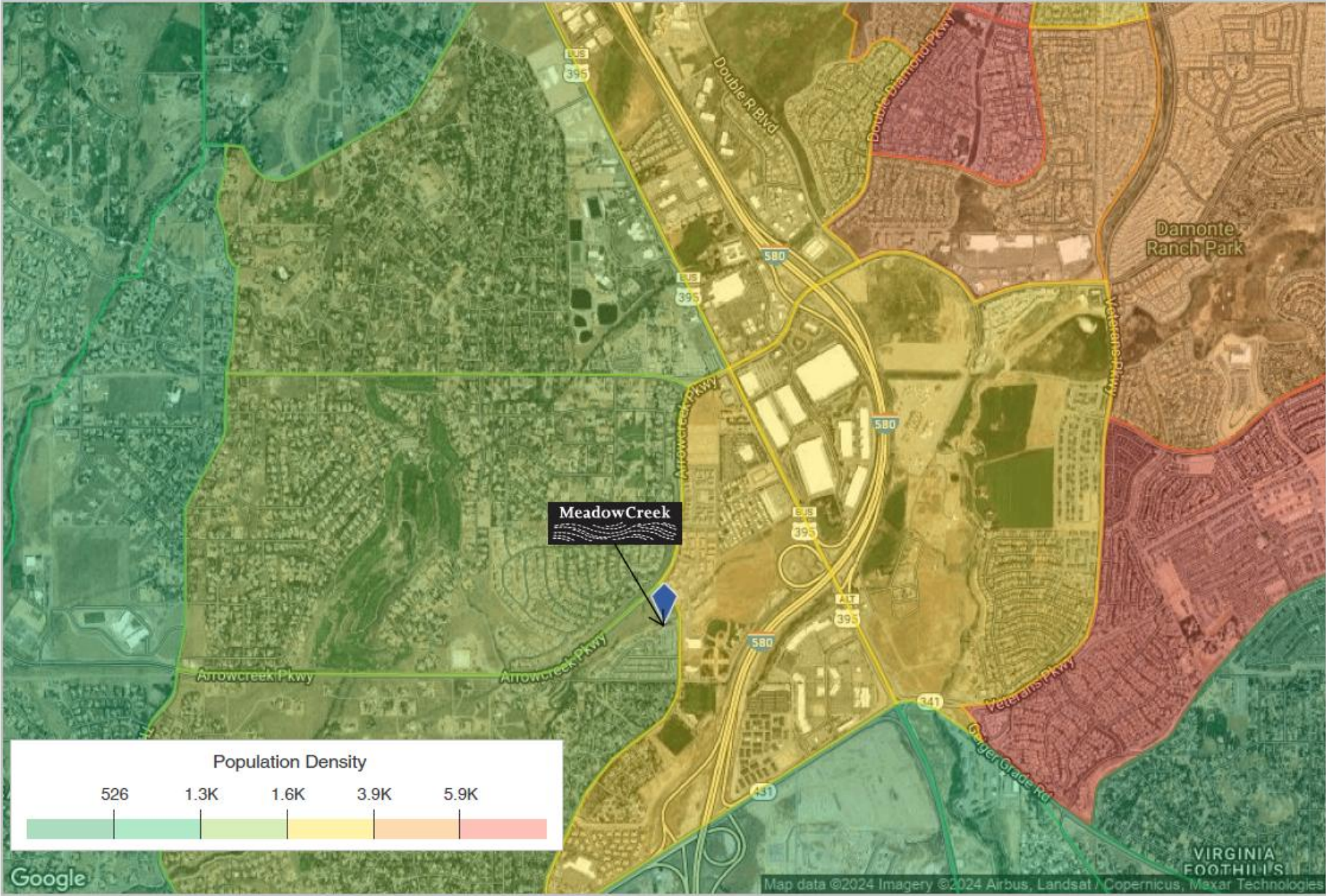
	2 mile	5 mile	10 mile
2010 Population	16,414	52,050	219,579
2023 Population	25,627	74,636	261,918
2028 Population Projection	27,901	80,556	276,578
Annual Growth 2010-2023	4.3%	3.3%	1.5%
Annual Growth 2023-2028	1.8%	1.6%	1.1%
Median Age	42.3	42	40
Bachelor's Degree or Higher	45%	43%	29%

TRAFFIC

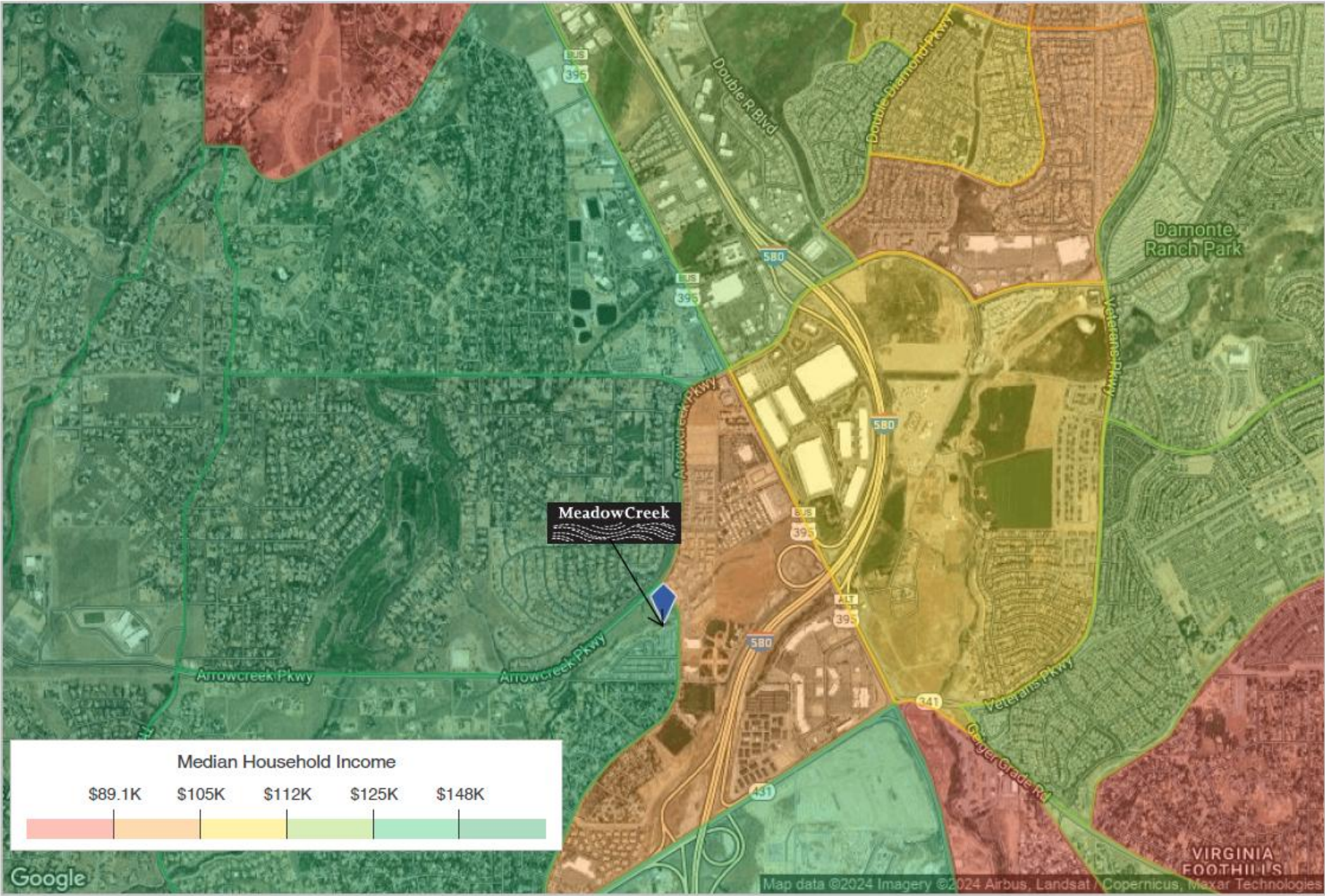
<u>Collection Street</u>	<u>Cross Street</u>	<u>Traffic Volume</u>	<u>Distance from Property</u>
Wedge Parkway	Arrowcreek Pkwy NW	6,118	0.08 mi
Wedge Parkway	Whites Creek Ln S	6,515	0.11 mi
North-South Freeway	Wedge Pkwy SW	55,498	0.32 mi
US Hwy 395	South Virginia St NE	48,094	0.37 mi
South Virginia St	I-580 SE	8,250	0.49 mi
Summit Sierra Blvd	South Virginia St NE	18,175	0.57 mi
US Hwy 395	South Virginia St NW	347	0.59 mi



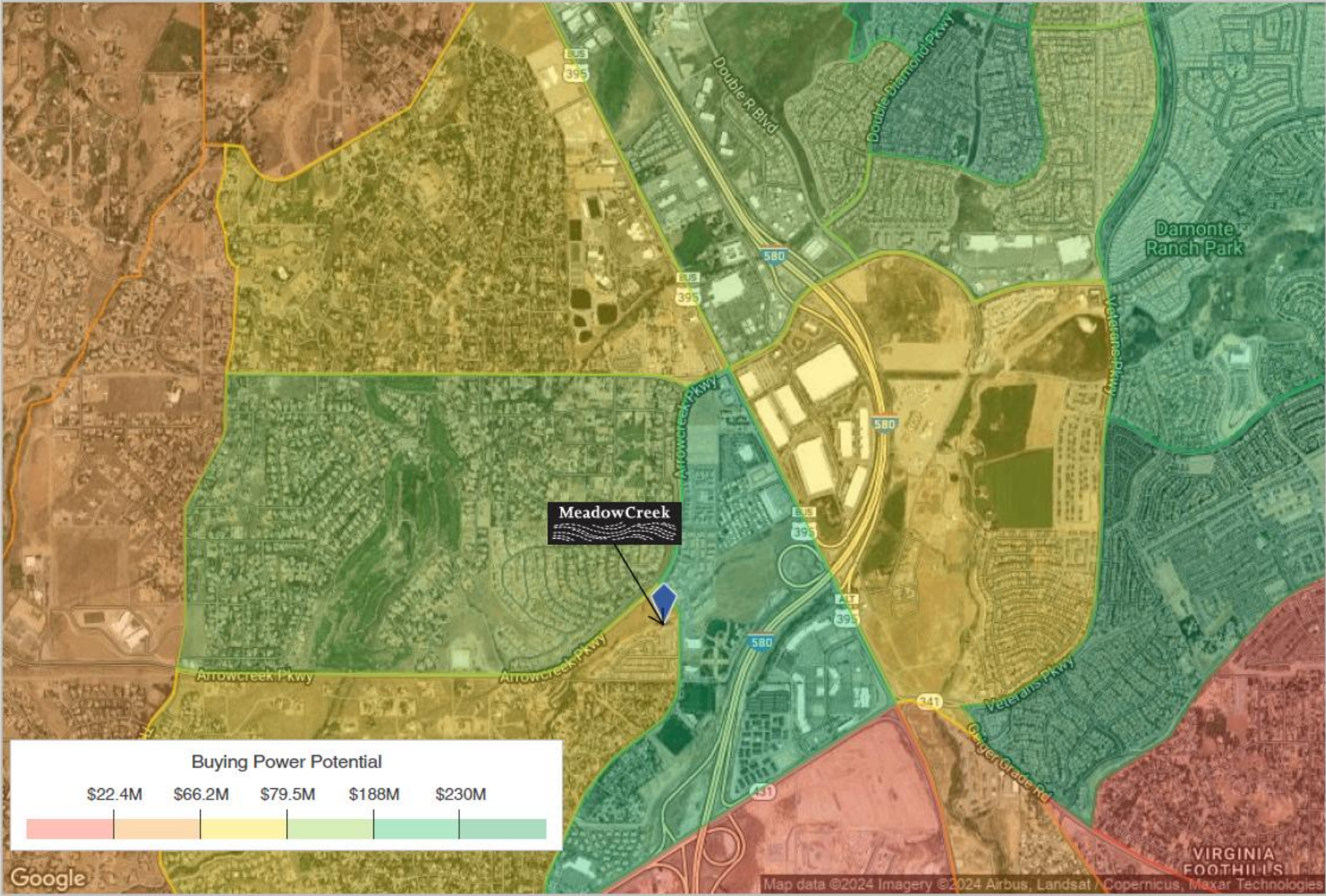
MeadowCreek Population Density



MeadowCreek Median Household Income



MeadowCreek Buying Power Potential



MeadowCreek



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